



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, FEBRUARY 12, 2024 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Kyle Berry – Council District 3
Councilmember Elton Alexander – Council District 5
Councilmember Yolanda Barber – Council District 4
Councilmember LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Vacant – City Treasurer
Quinton Washington – City Attorney
Samantha Embry – City Attorney

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

The meeting was called to order by Mayor Ford at 6:24 p.m.

Invocation by Bishop Tillman (Floyd Baptist Church)

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were present.

Motion to amend the Agenda to add a brief presentation from the Stockbridge Youth Council made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Motion to adopt the Agenda made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

1. Council Meeting Minutes January 8, 2024
2. Work Session Minutes January 30, 2024

PUBLIC COMMENTS

There were no public comments.

CEREMONIAL REVIEW

3. Mayor Ford referenced the proclamations for Black History Month, Unity Grove Rosenwald School Preservation, Gymnast Nasiara Riley of Flip City South, and Human Trafficking Awareness and Prevention; and noted the swearing in of re-appointed Board and Committee members for the Public Facilities Authority, Rashawn George Rich; Downtown Development Authority Board members Robert Anderson and Warren Washington; Youth Council Advisory Committee member Sharika Zellars, and Stockbridge Municipal Court Judge, Matthew McCord.

STOCKBRIDGE YOUTH COUNCIL EXPO REQUEST

The Stockbridge Youth Council presented its first Youth Entrepreneurship Expo Proposal to take place on Saturday, March 30, 2024 at Clark Park and requested Mayor & Council support along with use of Banner Displays, Tables & Chairs for Vendors, Assistance for setup and breakdown; noted the Expo will create an opportunity for at least twenty young entrepreneurs (under age 21), in the Stockbridge area to promote their business, and also spread awareness of the Stockbridge Youth Council and help with recruiting efforts.

The Governing Body offered full support of the event with the Merle Manders Conference Center as Plan B (if available) in the event of adverse weather, and both banner pole locations (noting the Walmart location may be in a construction zone).

PUBLIC HEARING

1. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-08. (Located in Council District 4.)
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of certain property at 135 & 305 East Atlanta Road from "Low-Density Mixed-Use" to "Special Purpose" to allow for the construction of a townhome development. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval. Staff Recommendation -- Approval.
135 East Atlanta Road (Parcel # S25-01022000)—Contains 1.28 +/- acres.
305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/-acres.
Presented by: Ryan Anderson, Chief Planner

Mr. Anderson gave a brief overview of Comprehensive Plan Amendment Case No. CP-2023-08, Rezoning Case No. RZ-2023-09, and Variance Case No. VR-2023-05 noting each case will require a separate action vote from the City Council.

Mr. Anderson noted the Special Purpose Land Use Category was adopted by the City Council in October 2023 and is consistent with the Comprehensive Land use and staff recommends approval.

Councilmember Barber noted she supports smart development throughout the city; noted her concerns for the residents in District 4 and requested consistency in the manner in which zoning items are presented for all districts, noting the rules change when developments are presented for District 4 and referenced the last zoning items presented for District 5 where the variance was presented as a separate public hearing item, and today all of the items for this development have been combined; and expressed concerns about East Atlanta Road, and the need to widen to accommodate the growth in the area.

Councilman Thomas noted he supports developing the downtown but has a concern with amending the City's approved Comprehensive Plan for developers instead of the developer adhering to the city's Comprehensive Plan.

Councilman Alexander noted the development would include a 10' sidewalk and was not included in the setback; and supports the Georgia Tech Market Study, Bike & Trail Study and the LCI that supports the need for consumers and quality housing in the downtown footprint to sustain businesses in the downtown district.

The applicant's representative, Harold R. Singer, Jr. of Gibeon Consulting, Developer, Derrick Harris of Olympian Way Development, gave an overview of the proposed development, noted the owner, Regonald Sylvain has partnered with developers Derrick Harris and Salim Morency, who have a combined 30 years of experience to develop the project; and fielded questions from the governing body and noting he is still in negotiations with GFL; noted the price point for the all 3BR 2BA Fee-Simple units will be around \$300,000 with quality amenities; and agreed to add the conditions for a mandated HOA, Flock Camera at entry points, and 10% rental cap.

Public Hearing Opened

Speakers in Favor: Mr. Nathan Banks, Ms. LaTanya McGriggs, Mr. Nyck Armstead and Mr. Antwan Cloud.

Speakers Opposed: Mr. Kenneth Gipson, Ms. Donna Barbe, Mr. Rusty Dobbs, and Mr. James (Phil) Crosby.

Mr. Singer noted the HOA would restrict parking on the street (E. Atlanta Rd.).

Mayor Pro Tem Berry inquired about the square footage of each unit and asked if a Topography Study had been completed to address water runoff.

Mr. Harris noted the units will be 2,000 sq. feet and the study was part of the process.

Councilman Thomas spoke about future plans to widen East Atlanta Rd.

Mr. Gardiner responded that Henry County has no plans to widen East Atlanta Rd.

Councilman Alexander stated the development fits into the Special Purpose Category approved by the Council and the Georgia Tech Market Study.

Mr. Anderson noted the plans have been vetted and are in line with the Downton Pedestrian Bike Plan, the Georgia Tech Market Study, the LCI, and will increase the value of the surrounding properties.

The Applicant, Mr. Regonald Sylvain noted he is a 30+ year resident since 1998, and businessman, and spoke in favor of the development and future quality developments in the city, noted he is also the owner of Frozen Smoke, a downtown business and that he will comply with the city's vision and the city's RSVP Plan 100%; noted the downtown needs density, and patrons in walking distance of downtown eateries and shops; referenced 50 acres he purchased in the Eagles Landing area where homes are being developed that range from \$800,000 to \$1,000,000; and noted he is looking to develop the three-acre site across from city hall.

Public Hearing Closed.

Motion to deny Comprehensive Plan Amendment Case No. CP-2023-08 made by Councilmember Barber. No second. The motion failed due to lack of a second.

Motion to approve Comprehensive Plan Amendment Case No. CP-2023-08 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-1-1 (Alexander, Berry, Gantt Approved); (Barber Opposed); (Thomas Abstained).

2. REZONING CASE #RZ-2023-09. (Located in Council District 4.)

Consideration of a request for a rezoning to rezone certain property at 135 & 305 East Atlanta Road from 'SR' (Suburban Residential) to 'MFR' (Multiple Family Residential) to allow for the construction of a townhome development. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval with conditions. Staff recommendation -- Approval with conditions.

135 East Atlanta Road (Parcel # S25-01022000)—Contains 1.28 +/- acres.

305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/- acres.

Presented by: Ryan Anderson, Chief Planner

Motion to approve Rezoning Case No. RZ-2023-09 with Staff Recommended Conditions and additional Conditions for a mandated HOA, Flock Camera at entry points, and 10% Rental Cap was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt and Thomas Approved); (Barber Opposed).

3. VARIANCE CASE #VR-2023-05. (Located in Council District 4.)
Consideration of three variances for certain property at 135 & 305 East Atlanta Road to allow for the construction of a townhome development. The variance requests are as follows: 1) to reduce the front yard setbacks from the required 50 feet to 15 feet; 2) to reduce the required side yard setbacks from 15 feet to 10 feet; and 3) to increase the allowable maximum lot coverage from 50 percent to 60 percent. The applicant is Harold R. Singer, Jr. of Gibeon Consulting Group. The property contains two parcels in Land Lot 68 of District 12, as are listed below, with 1.65 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Denial. Staff recommendation -- Approval.
135 East Atlanta Road (Parcel #S25-01022000)—Contains 1.28 +/- acres.
305 East Atlanta Road (Parcel # S25-01022005)—Contains 0.37 +/-acres.
Presented by: Ryan Anderson, Chief Planner

Motion to approve Variance Case No. VR-2023-05 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 4-1 (Alexander, Berry, Gantt and Thomas Approved); (Barber Opposed).

4. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-09. (Located in Council District 4.)
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of certain property on the north side of North Henry Boulevard and west side of Center Street, as are listed below, from “Low-Density Mixed-Use” and “Medium-Density Residential” to “Medium-Density Residential” to allow for the construction of a townhome development. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval. Staff recommendation -- Approval.
4844 North Henry Boulevard (Parcel #S18-02003000) --Contains 1.20 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).
4882 North Henry Boulevard (Parcel #S18-02002005) --Contains 1.09 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).
4900 North Henry Boulevard, first tract (Parcel #S18-02002000) --Contains 10.62 +/- acres. Existing future land use designation: ‘MDR’ (Medium-Density Residential).
4900 North Henry Boulevard, second tract (Parcel #S18-02002006) --Contains 2.21 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).
Parcel on Center Street with No Address (Parcel #S18-02004009) -- Contains 0.56 +/- acres. Existing future land use designation: ‘LDMU’ (Low-Density Mixed-Use).
Presented by: Ryan Anderson, Chief Planner
Mr. Anderson gave a brief overview of Comprehensive Plan Amendment Case No. CP-2023-09, Rezoning Case No. RZ-2023-10, and Variance Case No. VR-2023-06 noting each case will require a separate action vote from the City Council.

The applicant's representative, J. Alexander Brock of Smith, Gambrell & Russell LLP, gave an overview of the proposed development, and fielded questions from the governing body, noting the amenities will include a pool, clubhouse, and dog walk area; noted the developer reached out to the community on January 24th and there were ten participants via Zoom; noted the development will be all 3BR units 1400 – 2000 sq. ft. with 80% 2-car garage and 20% 1-car garage with a price point around mid \$300,000's; noted the final grading has not been completed; noted 30% of open space in the development.

Mayor Pro Tem Berry asked why the variance was needed with so much land available i.e., the open space.

Mr. Brock referenced grading concerns, and the reduction of landscaping from the front that the HOA will not have to maintain.

Conditions added include: All 2-car garages, 10' path along the front of the development, gated, flock camera at entry points and avg. 1800 sq. ft. units.

Public Hearing Opened

Speakers in Favor: None.

Speakers Opposed: Mr. Charles Freeman, Ms. Karen Charmaine, Mr. Kenneth Sprayberry, Ms. Charlene Johnson, Ms. Elizabeth Hargrove, Ms. Nancy Payne Coffman, and Mr. William Coffman (written submission).

Motion to Defer made by Councilmember Thomas; seconded by Councilmember Barber. The motion failed 2-3 (Barber and Thomas Approved); (Alexander, Berry and Gantt Opposed).

Motion to convene Executive Session for Real Estate Matters made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt, and Thomas Approved); (Barber Opposed).

Motion to adjourn Executive Session and approve an Affidavit w/No Action made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 4-0. (Councilwoman Gantt was not present for the vote).

Motion to reconvene the meeting made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 5-0

Motion to approve Comprehensive Plan Amendment Case No. CP-2023-09 was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-1-1 (Alexander, Berry, Gantt Approved); (Barber Opposed); (Thomas Abstained).

5. **REZONING CASE #RZ-2023-10.** (Located in Council District 4.)
Consideration of a request for a rezoning to rezone certain property on the north side of North Henry Boulevard and west side of Center Street, as are listed below, from 'SR' (Suburban Residential), 'OI' (Office-Industrial), and 'C-1' (Neighborhood Commercial) to MFR (Multiple Family Residential) to allow for the construction of a townhome development. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Approval with conditions. Staff recommendation -- Approval with conditions.
4844 North Henry Boulevard (Parcel #S18-02003000) --Contains 1.20 +/- acres. Zoned 'OI' (Office-Institutional).
4882 North Henry Boulevard (Parcel #S18-02002005) -- Contains 1.09 +/- acres. Zoned 'OI' (Office-Institutional).
4900 North Henry Boulevard, first tract (Parcel #S18-02002000) --Contains 10.62 +/- acres. Zoned 'SR' (Suburban Residential).
4900 North Henry Boulevard, second tract (Parcel #S18-02002006) --Contains 2.21 +/- acres. Zoned 'OI' (Office-Institutional).
Parcel on Center Street with No Address (Parcel #S18-02004009) --Contains 0.56 +/- acres. Zoned 'C-1' (Neighborhood Commercial).
Presented by: Ryan Anderson, Chief Planner
Motion to approve Rezoning Case No. RZ-2023-10 with Staff Recommended Conditions and additional Conditions for a mandated HOA, Flock Camera at entry, 2-Car Garages, 10' Path along the front of the development, gated with and 10% Rental Cap, Average unit 1,800 Square Feet was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 3-1-1 (Alexander, Berry, and Gantt Approved); (Barber Opposed); (Thomas Abstained).
6. **VARIANCE CASE #VR-2023-06.** (Located in Council District 4.)
Consideration of a request for a variance on certain property on the north side of North Henry Boulevard and west side Center Street, as are listed below, to allow for the construction of a townhome development. The purpose of the variance is to reduce the front yard setbacks of the proposed townhome lots from the required 50 feet to 30 feet under the requested MFR (Multiple Family Residential) zoning. The applicant is Forestar (USA) Real Estate Group, Inc., represented by J. Alexander Brock of Smith, Gambrell & Russell, LLP. The property contains five parcels in Land Lot 12 of District 6, as are listed below, with 15.601 +/- total acres within the Stockbridge City Limits. Planning Commission recommendation -- Denial. Staff recommendation -- Approval.
4844 North Henry Boulevard (Parcel #S18-02003000) --Contains 1.20 +/- acres.
4882 North Henry Boulevard (Parcel #S18-02002005) --Contains 1.09 +/- acres.
4900 North Henry Boulevard, first tract (Parcel #S18-02002000) --Contains 10.62 +/- acres.
4900 North Henry Boulevard, second tract (Parcel #S18-02002006) --Contains 2.21 +/- acres.

Parcel on Center Street with No Address (Parcel #S18-02004009) --
Contains 0.56 +/- acres.

Presented by: Ryan Anderson, Chief Planner

Motion to approve Variance Case No. VR-2023-06 was made by Councilmember Alexander; seconded by Councilmember Gantt.

The motion passed 3-1-1 (Alexander, Berry, Gantt Approved); (Barber Opposed); (Thomas Abstained).

NEW BUSINESS

7. RESOLUTION TO ACCEPT THE DEDICATION OF PORTIONS OF PROPERTY AT 3986 JODECO ROAD, NEAR CANDLER ROAD, TO BE USED AS A PUBLIC PARK.

Consideration of a resolution to accept portions of the property at 3986 Jodeco Road, near Candler Road, within the Stockbridge City Limits, to be dedicated to the City of Stockbridge by its owner, Candler Road Stockbridge Propco, LLC, per the executed Dedication Agreement between the parties, dated December 13, 2023, for use by the City of Stockbridge as a public park, and for other public purposes, which is to be constructed by the property owner according to a mutually-agreeable development plan. The property comprises Parcel #071B03046000, located in Land Lots 63 and 66 of District 7 within Henry County, Georgia, and it contains two tracts with 1.400 +/- total acres: "Tract One" containing 0.593 +/- acres and "Tract Three" containing 0.811 +/- acres, as are depicted by Exhibit "A" and Exhibit "B" of the Dedication Agreement.

Motion to accept the Agreement from the ik-75 Candler Rd. (Dog Park) made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 or visit the website www.stockbridgega.org for updates.

- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Feb 1)
- Council Retreat – February 6 – 8 from 9am – 5pm. Location Sandy Springs, GA.
- Main Street Advisory Board Meeting 2nd Friday of each month - Welcome Center/Main Street Offices located at 130 M L King, Sr. Heritage Trail at 9am (Feb 9).
- URA (Urban Redevelopment Agency) Meeting Monday, February 12th at 5:00 p.m. - City Hall Council Chamber (Feb 12)
- City Council Meeting 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Feb 12)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Feb 12)

- City Wide Development Authority 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Feb 13)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Feb 15)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Feb 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Feb 20)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. - City Hall Council Chamber (Feb 27)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Thomas and the Stockbridge Youth Council on February 10th for the installation of the ***Adopt-A-Road Sign on Tye Street***. More information to follow.
- Join Councilman Thomas the ***Monthly Senior Bingo Bash*** on Wednesday, February 21 from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilman Alexander for the ***District 5 Quarterly Town Hall*** on Thursday, February 22nd at 7pm- Location: Silverton Mortgage Financial Conference Room 175 Country Club Dr. Suite 400 Stockbridge, GA
- Join Councilman Thomas for the ***13th Annual African American Heritage Celebration***, Saturday, February 24th from 5pm – 7pm at the Merle Manders Conference.
- Join Mayor Ford for the monthly ***Meet the Mayor*** on Monday, February 26th from 10am – noon.
- Join Councilman Thomas for the ***Don't Trash Stockbridge*** initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service.

To schedule an appointment for Meet the Mayor or any additional information on any Council Initiative, please contact Rosalynd Rawls at 678-833-3348 or via email at rrawls@stockbridgega.org

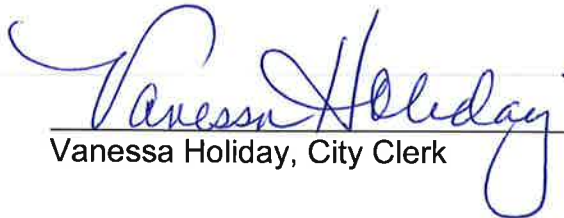
MAYOR'S COMMENTS

Mayor Ford wished everyone a Happy Valentine's Day; noted COVID-19 and RSV are still with us, and encouraged everyone to get their flu shots and boosters to try to remain healthy; noted Stockbridge's own, Will Anderson of the Houston Texans, and former Dutchtown graduate and Alabama All-American was recently named the National Football Rookie of the Year; and noted CNN reported the Super Bowl held this past weekend was the highest rated viewer audience, with the Kansas City Chiefs Champions; noted this past Saturday, the Stockbridge Amphitheater kicked off 2024 Concert Series and offered discounted tickets at 20% off; and noted the city's recent passage of an Ordinance that will not alcohol in the Amphitheater venue, nor will outside food be allowed into the Amphitheater. Patrons will be allowed to bring in a 12x12 or

smaller cooler with water only, and to visit the website: www.stockbridgeamp.com for more information and to see the current shows May 11th feature Tyrese, Eric Benet and Isiah; May 25th featuring Zapp, Evelyn Champagne King, Rose Royce, and Rick James' Stone City Band; July 13th featuring Kim and Leela James; July 20th featuring Jodeci, Johnny Gill and Silk; and July 27th 70's Soul Jam featuring the Chi-Lites, The Manhattans, The Legendary Blue Notes; Bloodstone and Peaches & Herb.

Motion to adjourn the meeting at 10:45 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 5-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor